

STAFF REPORT

Meeting Date: March 19, 2003

**LAFCO CASE
NAME AND NO:**

- A.** 03-03 City of Oxnard Reorganization – Fifth and Patterson, LLC
- B.** 03-04 Calleguas Municipal Water District Annexation – Fifth and Patterson, LLC

PROPOSAL:

- A.** Reorganization of the City of Oxnard to annex a parcel of approximately 47.14 acres into the City of Oxnard, and detach the area from the Ventura County Fire Protection District and Ventura County Resource Conservation District in order to accommodate residential development.
- B.** Annexation of a parcel and a portion of Fifth Street, approximately 51.40 acres, into the Calleguas Municipal Water District to provide water service for proposed urban development.

PROPONENT:

- A.** City of Oxnard by Resolution.
- B.** Calleguas Municipal Water District (CMWD) by Resolution.

SIZE:

- A.** Approximately 47.14 acres
- B.** Approximately 51.40 acres

LOCATION:

The site is located southwest of the intersection of Patterson Avenue and West Fifth Street. The proposal area is located within the City of Oxnard's sphere of influence and the Calleguas Municipal Water District's sphere of influence.

**ASSESSOR'S
PARCEL NO:**

183-0-150-180

NOTICE:

This matter has been noticed as prescribed by law.

COMMISSIONERS AND STAFF

COUNTY:
Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:
John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:
Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:
Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:
Everett Millais

PLANNER III:
Hollie Brunsky

CLERK:
Debbie Schubert

LEGAL COUNSEL:
Noel Klebaum

RECOMMENDATIONS:

- A.** Adopt the attached resolution (LAFCO 03-03) making determinations and approving City of Oxnard Reorganization – Fifth & Patterson, LLC.
- B.** Adopt the attached resolution (LAFCO 03-04) making determinations and approving the Calleguas Municipal Water District Annexation – Fifth & Patterson, LLC.
- C.** Accept the EIR, dated December 2002, and adopt the mitigation measures as prepared by the City of Oxnard.

GENERAL ANALYSIS:

1 Land Use:

A. Site Information:

	Land Use	Zone District Classification	General Plan Designation
Existing	Agriculture	County: A-E, Agricultural Exclusive, Urban Reserve Overlay City: N/A	County: Agriculture, Urban Reserve City: Low and Low Medium Density Residential
Proposed	Development of 200 single-family dwelling units, and a 14-acre park.	City: R-1 PD, Single Family Residential Planned Development; C-R, Community/ Recreation	City: Low Density Residential, Misc. Open Space

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Commercial/Industrial	City: M-PD, M-1-PD, M-1, C-M-PD	City: Airport Compatible
South	Residential, city park	City: R-1, C-R	City: Low Density Residential, Parks
East	Residential, city park	City: R-1-P, B-R-P, C-R	City: Low Density Residential, Parks
West	Residential/ Agriculture	City: R-1-PD, B-R-P	City: Low Density Residential, Business Research Park

C. Topography, Natural Features and Drainage:

The site is relatively flat with no significant features and has been previously graded and farmed with row crops. The site will be graded with 2 – 5 percent slopes to accommodate development and drainage.

D. Conformity with Plans:

The proposal area is an island of unincorporated territory within the City of Oxnard's sphere of influence. The site is within the SOAR and CURB boundaries for the City of Oxnard. Under LAFCO policies the City's General Plan takes precedence.

The City has determined that the overall proposed development is consistent with the City's General Plan. The City has approved a General Plan amendment, pre-zoning, a tentative tract map and development permits for 200 dwelling units and a 14-acre park site.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is being used for agriculture and is shown as "Prime" and of "Statewide Importance Farmlands" on the Important Farmlands Inventory (IFI) map. The proposal area is considered to be prime agricultural land as defined in Government Code Section 56064 as the soils on site are Class I and Class II and have a Storie Index greater than 80.

The site is not under a Williamson Land Conservation Act contract.

The loss of agriculture was addressed in the City of Oxnard's 2020 General Plan Master Environmental Impact Report (EIR), dated June 1990. The City certified the Master EIR and adopted a Statement of Overriding Considerations for the substantial, unmitigated environmental impacts relating to the loss of prime farmland, including the proposal area (Attachment 2). In approving the recent development related decisions and the requested reorganization, the City relied on this prior environmental determination and no mitigation measures have been adopted for the loss of agriculture.

The proposal area is surrounded on all sides by the City of Oxnard and on three sides by existing urbanized development. The proposal area is considered to be part of an "unincorporated island of territory" within the City of Oxnard.

The City of Oxnard has indicated that there is insufficient non-prime agricultural or vacant land within the existing City boundaries that is planned and developable for the same land use. Although the parcel to the west is in the City of Oxnard and has a General Plan designation of Residential and Business Research Park, the site is still being used for agriculture. The grower submitted a letter to the City of Oxnard stating that he does not expect the proposed development to adversely impact his farming operations based on the premise that he has experienced no problems with the residential uses to the south of his parcel.

The Office of the Agricultural Commissioner has commented on this proposal. Their concerns were that owners of the new homes be notified that the property was formerly used for agricultural purposes and that the property is adjacent to lands still being used for agriculture.

The City has addressed the Office of the Agricultural Commissioner's comments and has included a condition of approval that requires that before or during escrow for the sale of property within the project, the developer shall give to the buyers a document disclosing that the property was formally used for agriculture, that the property is adjacent to lands used for agriculture, and a statement to buyers that they may be inconvenienced or experience discomfort arising from agricultural operations.

3. Population:

There are no residences in the proposal area. Thus, the site is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

City of Oxnard Services

Upon annexation the City has represented that the full range of City services, including water supply, sewage disposal, drainage, law enforcement, fire protection, street lighting, recreation and parks, and transit, will be provided. The proposed development will require connection to the City's water and sanitary sewer systems. The developer will finance all necessary improvements and connections to utilities. Utility services will be paid for by connection charges and residential user fees.

Calleguas Municipal Water District Services

The District has indicated that its services can be extended immediately upon the annexation and development of the site. CMWD will supply water through new and existing infrastructure. The developer will pay for any initial construction costs. On-going maintenance and operational costs will be financed by water sales to the City of Oxnard and other general revenues of CMWD.

Schools

The proposal area is within the Oxnard Union High School District and the Oxnard Elementary School District. The developer, Fifth and Patterson LLC, has consulted the two Districts and both Districts have indicated that they can accommodate the additional students. The Oxnard Union High School District anticipates approximately 38 new high school students and the Oxnard Elementary School District anticipates approximately 91 new elementary and middle school students. Additionally, the developer will be required to pay school impact fees to the two school districts.

The transfer of approximately eight acres of the 14-acre park site for a new elementary school campus was set forth as an alternative in the EIR and the City development approval for the proposal area. The developer has a mitigation fee agreement with the Oxnard Elementary School District that would allow the developer to use the transfer of approximately eight acres to the Oxnard Elementary School District to accommodate a new elementary school site in lieu of full or partial payment of school impact fees to the Oxnard Elementary School District. At this time, however, it is unknown whether or not the Oxnard Elementary School District will seek to acquire a portion of the overall area for an elementary school.

5. Boundaries and Lines of Assessment:

The proposed boundaries for the City of Oxnard Reorganization – Fifth & Patterson, LLC and the Calleguas Municipal Water District Annexation – Fifth & Patterson, LLC are not co-terminus. Both proposals propose to annex the parcel identified as APN 183-0-150-180, however the Calleguas Municipal Water District annexation takes in an additional 4.26 acres for a portion of Fifth Street that was not previously annexed into the Calleguas Municipal Water District boundaries.

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponents.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 75005 (\$1.082924). Upon completion of this annexation the area will be assigned to new tax rate area 03249 (\$1.214471).

The total assessed land value for the parcel per the 2002-2003 tax roll is \$7,037,633.

7. Environmental Impact of the Proposal:

The City of Oxnard is the lead agency for this proposal as the City processed the proposed project for Fifth and Patterson, LLC. The City prepared and certified an Environmental Impact Report (EIR#02-04, SCH#2002061121) pursuant to Section 15080 and 15093 of the State CEQA Guidelines. The EIR proposes mitigation measures to lessen the environmental impacts so that they can be considered less than significant. The Summary of Impacts and Mitigation Measures are attached in Attachment 2. Additionally, the EIR references the City of Oxnard's 2020 General Plan EIR, dated June 1990, for agricultural impacts already reviewed under that EIR. The City certified the General Plan EIR and adopted a Statement of Overriding Considerations for the substantial, unmitigated environmental impacts relating to the loss of prime farmland, including the proposal area. A copy of the City of Oxnard's resolution and a section of Exhibit C, pertaining to the loss of agriculture, are included in Attachment 2. It is recommended that the Commission adopt the City's mitigation measures, as well as adopt the Statement of Overriding Considerations for loss of agriculture as a part of the City of Oxnard Reorganization and the Calleguas Municipal Water District Annexation.

The EIR was previously provided to the Commission for review and was available at the Ventura LAFCO office prior to the hearing. A copy will also be made available at the LAFCO hearing for review.

8. Regional Housing Needs

The City of Oxnard's Housing Element was approved by the State of California's Housing and Community Development Department on May 10, 2001. The reorganization will result in 200 new market-rate dwelling units. The approved subdivision is consistent with housing and population projections set forth in the SCAG Regional Comprehensive Plan and Guide and SCAG demographic projections for the City of Oxnard. The subdivision assists the City of Oxnard in achieving its fair share of the regional housing needs of the County.

9. Landowner and Annexing Agency Consent:

The applicant certifies that the owner involved in this proposal has given its written consent. The Ventura County Resource Conservation District and the Ventura County Fire Protection District have given their consent and have agreed to waive conducting authority proceedings.

SPECIAL ANALYSIS

Island of Unincorporated Territory

The proposal area is surrounded by properties within the City of Oxnard. The site is bounded on three sides by urban development. The proposal area is therefore referred to as an "Island of Unincorporated Territory."

Pursuant to the LAFCO Commissioner's Handbook, January 1, 2000, applications to annex unincorporated islands are normally to be approved by LAFCO. After annexation, the territory would be consistent with Government Code Section 56741 as the proposal area would be contiguous with other territory within the City.

If the Commission denies the annexation, the territory would remain an unincorporated island of territory within the City's Sphere of Influence.

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.

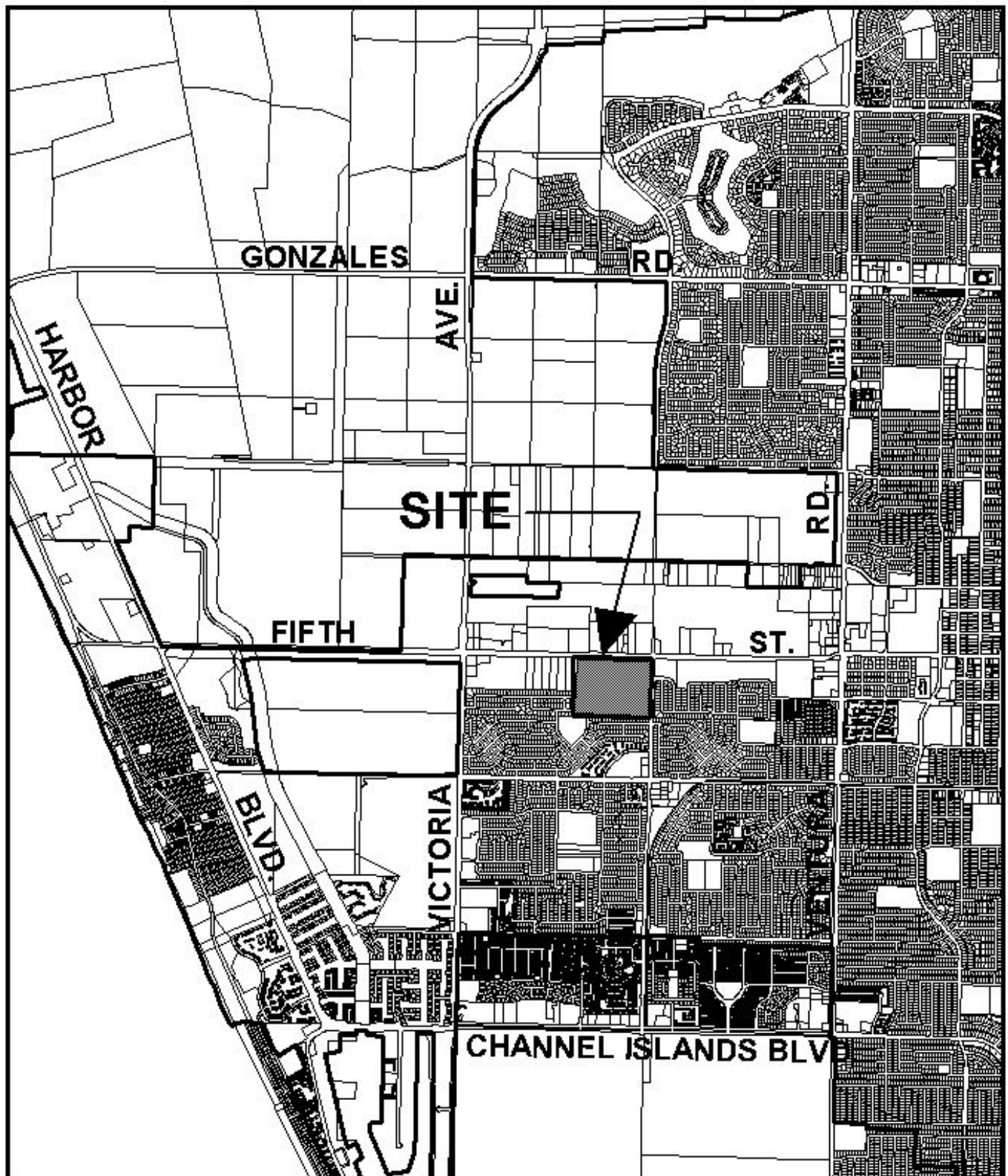
- B. If the Commission, following public testimony and review of materials submitted wishes to deny or modify either or both of the proposals, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III



BY: _____
Everett Millais, Executive Officer

Attachments:

- (1) Vicinity Map
- (2) City of Oxnard EIR Summary of Impacts and Mitigation Measures, and City of Oxnard's City Council Resolution No. 10,050 with Exhibit "C" (partial) pursuant to CEQA
- (3) LAFCO 03-03 Resolution
- (4) LAFCO 03-04 Resolution



LEGEND

-  Existing City of Oxnard Boundary
-  Proposed Annexation Area

LAFCO 03-03

VICINITY MAP

CITY OF OXNARD REORGANIZATION
FIFTH & PATTERSON, LLC

CITY OF OXNARD ANNEXATION

DETACHMENT FROM THE VENTURA COUNTY FIRE
PROTECTION DISTRICT; DETACHMENT FROM THE
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT



1"= 3000'

ATTACHMENT 2

**City of Oxnard EIR Summary of Impacts
and Mitigation Measures and
City of Oxnard's City Council Resolution
No. 10,050 with Exhibit "C" (partial)
Pursuant to CEQA**

Table ES-1
Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
LAND USE AND PLANNING		
The project can be considered consistent with the programs and policies of the Oxnard 2020 <i>General Plan</i> as well as the Airport Comprehensive Land Use Plan. Annexation of the property into the City is also consistent with the Ventura County LAFCO Guidelines for Orderly Development and SCAG's Regional Comprehensive Plan and Guide.	None required.	Less than significant
HYDROLOGY AND WATER QUALITY		
The applicant is required to prepare a final drainage plan to the standards set forth by the City of Oxnard Public Works Department. The applicant must also pay storm water connection fees to fund storm drain improvements consistent with the City of Oxnard Master Plan of Drainage. No additional measures for flood control and hydrology are necessary. Similarly, the applicant is required to utilize BMPs during both construction and operation of the project to avoid or minimize impacts to surface water quality consistent with Ventura County's Municipal Stormwater Permit No. CAS004002 for storm water discharges and urban runoff from the RWCB.	None required.	Less than significant

Project Impacts	Mitigation Measures	Residual Impact
HAZARDS		
<p>Site used for agricultural cultivation and previous oil production operations. Soil and groundwater testing indicates that pesticide residue common substances found in oilfields are either non-detect or detected below regulatory limits and the site is considered suitable for development. Subject property also located within the traffic pattern zone for the Oxnard Airport, but would not represent a hazard to aviation. The project meets the restrictions of the Airport Comprehensive Land Use Plan which limit structural building coverage to no more than 25%, would not obstruct runway clearance, and is consistent with existing development that surrounds the airport.</p>	<p>4.3-1 The project applicant shall comply with all current standards of the California Division of Oil, Gas, and Geothermal Resources related to the abandoned oil wells on the property.</p>	<p>Less than Significant</p>

Project Impacts	Mitigation Measures	Residual Impact
<p>TRAFFIC & CIRCULATION</p> <p>Construction of the project will introduce a number of truck trips onto the local roadway network. This is a temporary impact and is not expected to be significant because the truck trips generated will be distributed throughout the entire day rather than concentrated at the peak traffic periods.</p> <p>The data presented in the Transportation and Circulation section indicate that the project would have a significant impact to the following intersection prior to mitigation:</p> <ul style="list-style-type: none"> Patterson Road/W. Fifth Street 	<p>The following mitigation measures have been developed to off-set the potential traffic impacts associated with the proposed project:</p> <p>Construction Impacts</p> <p>4.4-1 To minimize potential conflicts between construction activity and through traffic, the applicant shall prepare a construction traffic control plan. The plan must identify all traffic control measures, signs, and delineators to be implemented by the construction contractor during the duration of site preparation and construction activity. Measures likely to be used include but are not limited to the following:</p> <ul style="list-style-type: none"> In areas where traffic control necessitates, the contractor would provide, post, and maintain "No Parking" and "No Stopping" signs, as directed by the City Engineer; Flagmen would be posted as needed to direct traffic during construction activity; No travel lane would be less than 10 feet wide; "Construction Ahead" and appurtenant signs are to be placed 1,000 feet in advance of all approaches to the project area, for the duration of construction; Cross street closures would be limited to the times of the day that construction is in process. <p>Operation</p> <p>Patterson Road/Fifth Street</p> <p>4.4-2 The project applicant shall provide the following improvement through payment of the traffic impact mitigation fee.</p> <ul style="list-style-type: none"> Restripe the westbound left-turn lane to provide a second dual left-turn lane. <p>With this improvement the intersection would operate at LOS B (ICU 0.651) during the P.M. peak hour.</p>	<p>Less than significant</p>

Project Impacts	Mitigation Measures	Residual Impact
NOISE	Construction	
<p>The proposed project would generate noise during both construction and operation. Construction activities associated with the proposed project were determined to result in a less than significant impact based on standard City noise controls and inclusion of recommended mitigation.</p> <p>On an operational basis, roadway noise level increases are predicted to range between 0.2 dB(A) and 1.9 dB(A). The greatest increase in ambient noise levels (1.9 dB(A)) attributable to the project would occur along Fifth Street west of Patterson Road. It is noted that no noise sensitive uses are found along this roadway and a noise increase of less than 3.0 dB(A) CNEL would hardly be perceptible to the human ear. Therefore, the proposed project would not result in any significant off site noise impacts resulting from vehicular sources.</p> <p>With respect to airport compatibility, the project site is located outside of the 65 dB(A) CNEL aircraft noise contour. Thus, the proposed residential development and park use would not expose future occupants to significant noise levels associated with airport operations.</p> <p>Helicopter overflights of the property would generate an instantaneous sound level that could represent a temporary annoyance to future occupants. However, the number of fly-over events is too infrequent to influence the 24-hour time weighted CNEL contours for airport operations, so the project is considered compatible with State and City General Plan noise criteria.</p>	<p>The following measures are recommended to minimize impacts associated with grading and construction activities:</p> <p>4.5-1 All construction activity, including grading, transport of material or equipment and warming-up of equipment, shall be limited to between the hours of 7 A.M. to 6 P.M. and should not occur on Sundays unless approved by the City of Oxnard. The work schedule shall be posted at the construction site and modified as necessary to reflect deviations approved by the City. The City of Oxnard, or a designee, should spot check and respond to complaints.</p> <p>4.5-2 Contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. Locate these areas to maximize the distance between activity and residential areas. At a minimum, the staging areas shall be located a distance of 200 feet from the nearest residential property line. This would reduce noise levels associated with most types of idling construction equipment by roughly 12 dB(A).</p> <p>4.5-3 Contractor shall ensure that construction equipment is fitted with modern sound-reduction equipment.</p> <p>4.5-4 When construction operations occur adjacent to occupied residential areas, the contractor shall implement appropriate additional noise reduction measures to the extent practical that include, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.</p> <p>Operational</p> <p>4.5-5 The applicant shall provide notice to potential homebuyers disclosing the presence of the Oxnard Airport and a helicopter flight path along W. Fifth Street. The applicant shall provide such notice to each homebuyer and obtain signatures acknowledging the presence of the Oxnard Airport and a helicopter flight path along West Fifth Street.</p>	Less than significant

Project Impacts	Mitigation Measures	Residual Impact
<p>AIR QUALITY</p> <p>Construction activity would generate emissions from construction equipment, trucks hauling equipment and soil, and excavation and grading activities. The VCAPCD does not identify construction air quality impacts as significant assuming standard construction mitigation measures called for by the VCAPCD are implemented for the proposed project. Therefore, although short-term construction impacts could be considered a nuisance, with the implementation of construction mitigation measures, off-site construction air quality impacts would be less than significant.</p> <p>Buildout and operation of uses within the project would generate total emissions that exceed APCD recommended significance thresholds for ROC and NO_x. Consequently, both the ROC and NO_x emissions from the proposed project would be considered a significant impact to air quality in the county prior to mitigation. With implementation of the recommended mitigation, no significant impacts were identified.</p> <p>On a local level, future CO concentrations at all of the study intersections, with the proposed project would be below Federal and State standards. As such, no significant impacts are expected to result from the proposed project.</p>	<p>Based on the preceding analysis, the following would reduce air quality related impacts to the maximum degree feasible.</p> <p>Construction Mitigation Measures</p> <p>As stated previously, the APCD does not consider normal construction-related air quality impacts to be significant. However, the APCD does recommend mitigation measures to reduce emissions generated by construction activities. The following are recommended mitigation measures for construction-related air quality impacts.</p> <p>4.6-1 Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.</p> <p>4.6-2 Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities:</p> <ul style="list-style-type: none"> • All trucks shall be required to cover their loads as required by California Vehicle Code § 23114 • All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. • Any material stockpiles shall be stabilized, or otherwise treated, to prevent blowing fugitive dust offsite. 	<p>Less than significant</p>

Project Impacts	Mitigation Measures	Residual Impact
AIR QUALITY (continued)		
	<p>4.6-3 Inactive graded and/or excavated areas shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.</p> <p>4.6-4 Signs shall be posted on-site limiting traffic to 15 miles per hour or less.</p> <p>4.6-5 All dust-producing activities shall cease during periods of high winds. High wind events are defined as wind of such velocity as to cause fugitive dust from within the construction area to blow off-site. At any point in time, if it is observed that fugitive dust is blowing off-site, additional dust prevention measures, such as ground wetting, shall be initiated. If these measures are insufficient to prevent fugitive dust, all clearing, grading, earth moving or excavation activities shall be immediately curtailed until conditions abate.</p> <p>4.6-6 Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.</p> <p>4.6-7 Require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.</p> <p>4.6-8 Maintain equipment engines in good condition and in proper tune as per manufactures' specifications.</p>	Less than significant

Project Impacts	Mitigation Measures	Residual Impact
AIR QUALITY (continued)		
	<p>Operational Mitigation Measures</p> <p>As stated in the APCD <i>Guidelines</i>, applicants are required to mitigate environmental impacts associated with their projects to the greatest extent feasible. The following are those measures that could be feasibly implemented to mitigate operational phase air quality impacts of the proposed project.</p> <p>4.6-9 Solar or low emission water heaters shall be installed into proposed buildings to reduce natural gas consumption and emissions.</p> <p>4.6-10 Energy-efficient, automated controls for air conditioners shall be installed into proposed buildings to reduce energy consumption and emissions.</p> <p>4.6-11 Automatic lighting on/off controls and energy-efficient lighting shall be installed into proposed buildings to reduce electricity consumption and associated emissions.</p> <p>4.6-12 Light-colored roofing materials as opposed to dark roofing materials shall be used on proposed buildings. Light colored materials reflect sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.</p> <p>4.6-13 Built-in energy-efficient appliances shall be installed into proposed buildings.</p> <p>4.6-14 Shade trees shall be provided to reduce heating/cooling needs.</p> <p>4.6-15 The project applicant shall contribute funds to an off-site Transportation Demand Management (TDM) plan. The contributions shall be calculated based on the amount of emissions that must be reduced to bring the project below the thresholds established by the APCD, and will be based on the year of completion of the development.</p>	Less than significant

Project Impacts	Mitigation Measures	Residual Impact
PUBLIC SERVICES		
FIRE SERVICES <p>The site is located within an existing service area and the Department estimates the response time to the project equals or beats the Department's goal in response to a primary call for service. The Fire Department indicates their ability to provide emergency fire suppression and medical service without adverse impact to their existing service obligations.</p> POLICE SERVICES <p>The site is located within an existing service area and the Department estimates the response time to the project equals or beats the Department's goal in response to a primary call for service.</p> <p>The subdivision map for the project is subject to review by the City of Oxnard Police Department staff. The project must incorporate the Police Department's design requirements (such as those pertaining to site access, site security, lighting, etc.) which will reduce demands for police protection service to the site and which will help ensure adequate public safety.</p>	<p>4.7-1 During construction, all fire hydrants, permanent all-weather surface roadways, curbs and gutters, shall be in place prior to combustible framing. All combustible framing shall be kept within 150 feet of an acceptable access road serviced with active fire hydrants.</p> <p>4.7-2 The Oxnard Fire Department shall be alerted to all temporary road closures or construction-related traffic restrictions to ensure that emergency vehicle access is not constrained in any way by construction activities.</p>	<p>Less than significant</p>

Project Impacts	Mitigation Measures	Residual Impact
PUBLIC UTILITIES		
SEWER SERVICE The applicant is required to construct an on-site sanitary sewer system designed to the standards set forth by the City of Oxnard Public Works Department. The applicant must also pay sewer connection fees to fund improvements consistent with the City of Oxnard Sewer Master Plan. No additional mitigation measures are necessary.	None required.	Less than significant
WATER SERVICE Existing sources of supply are able to accommodate the project along with existing development present within the City of Oxnard Water Division's service area. Compliance with State and UBC mandated water conservation measures in addition to application of the City's Water Shortage Contingency Plan will ensure that no significant impacts occur.	None required.	Less than significant
INITIAL STUDY		
GEOLOGY AND SOILS		
The proposed project would result in the construction and occupancy of residential uses, and therefore has the inherent potential to subject persons to ground shaking-related hazards. By incorporating recommendations of the geotechnical engineering study and complying with the UBC and City of Oxnard standards, project impacts related to ground shaking would be less than significant.	IS-1. All design requirements included within the geotechnical report prepared for the project site shall be incorporated into the project design and shall be subject to City review and approval prior to the issuance of grading permits.	Less than significant

Project Impacts	Mitigation Measures	Residual Impact
INITIAL STUDY		
CULTURAL RESOURCES		
<p>The property is highly disturbed from ongoing agricultural activity, so surficial evidence of prehistoric or historic resources have either been disturbed or covered over. Furthermore, neither the City of Oxnard 2020 <i>General Plan</i> nor the 2020 <i>General Plan</i> FEIR identify any cultural or historic resources on the subject property. Should cultural resources be unearthed during construction activities, they would be subject to proper procedures that will minimize the risk of destruction, as well as protect and preserve the cultural integrity of the resource. With the implementation of these mitigation measures, impacts would be less than significant.</p>	<p>IS-2. Prior to the issuance of grading permits, the applicant shall hire and archaeologist to conduct a Phase I Archaeological Survey of the site. The survey shall be submitted to the Planning and Environmental Services Division immediately upon completion. If archaeological resources are found during the Phase I survey, a mitigation plan shall be developed by the survey team and approved by the Planning and Environmental Services Manager prior to the issuance of grading permits. The applicant or successor in interest shall be responsible for paying all salaries, fees and for the cost of any future mitigation resulting from the survey. Prior to implementation of the survey, a copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval.</p> <p>IS-2. Prior to the issuance of grading permits, the applicant shall enter into an agreement with a Native American monitor. Such agreement shall be submitted to the Planning and Environmental Services Division for review and approval. A Native American monitor shall be present during any subsurface grading, trenching or other construction activities. This monitor shall be paid for by the applicant or successor in interest and approved by the City. The monitor shall provide a monthly report to the City on their activities and findings.</p> <p>IS-3. In the event of discovery of cultural resources, work in the vicinity of the find shall be temporarily suspended and a professional archaeologist shall be brought in to evaluate the discovery and determine the necessary steps for successful compliance with all applicable regulations. The archeologist shall be hired by the applicant or successor in interest and subject to approval by the City.</p>	Less than significant

CITY COUNCIL OF THE CITY OF OXNARD

Resolution No. 10,050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ADOPTING THE 2020 GENERAL PLAN OF THE CITY OF OXNARD AND ADOPTING FINDINGS OF FACT CONCERNING THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE GENERAL PLAN WHICH CAN BE MITIGATED AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATION CONCERNING POTENTIAL ENVIRONMENTAL IMPACTS WHICH CANNOT BE MITIGATED TO A LEVEL OF INSIGNIFICANCE.

WHEREAS, the City Council has received Planning Commission Resolution No. 7445, recommending adoption of a 2020 General Plan for the City of Oxnard, consisting of the Growth Management, Land Use, Circulation, Public Facilities, Open Space/Conservation, Safety, Noise, Economic Development, and Parks and Recreation Elements; and

WHEREAS, the Planning Commission had previously considered a draft General Plan formulated by the General Plan Advisory Committee, a citizen's advisory group, representing 22 community organizations; and

WHEREAS, consideration of adoption of the Housing Element is pending before the City Council; and

WHEREAS, the City Council has also received Planning Commission Resolution No. 7446, certifying the adequacy of Final Environmental Impact Report (EIR) No. 88-3 for the 2020 General Plan; and

WHEREAS, the City Council has reviewed and considered the content and analysis of Final Environmental Impact Report No. 88-3, consisting of the revised draft EIR dated December 1989 (Volume I), response to comments on the original draft EIR dated December 1989 (Volume II), response to comments on the revised draft EIR dated June 1990 (Volume III), revisions to the EIR text dated June 1990 (Volume IV), and the addendum to the final EIR dated September 1990; and

WHEREAS, the City Council has held public hearings and has received and considered oral and written comments on the content, policies, and programs of the 2020 General Plan; and

WHEREAS, the City Council finds that the 2020 General Plan provides an appropriate policy and program framework to guide the development and manage the future growth of the City;


NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD RESOLVES AS FOLLOWS:

1. The City Council adopts the 2020 General Plan for the City of Oxnard, consisting of the Growth Management, Land Use, Circulation, Public Facilities, Open Space/Conservation, Safety, Noise, Economic Development, Parks and Recreation, and Housing Elements (Exhibit A), as modified by the changes shown in Exhibit B;
2. The City Council adopts findings of fact regarding the potential environmental impacts associated with the 2020 General Plan which can be mitigated and a statement of overriding considerations concerning agricultural and earth resources and air quality impacts which cannot be mitigated to a level of insignificance (Exhibit C);
3. The City Council incorporates Exhibits A, B, and C, attached hereto, by reference.
4. The City Council directs staff to make the necessary modifications to the text, tables and maps of the 2020 General Plan (Exhibit A) to accurately reflect the modifications made by the City Council reflected in Exhibit B to achieve internal consistency among the 2020 General Plan elements.
5. The City Council directs that this resolution become operative thirty (30) days after the date it is adopted, and on the same day that the 1990 general Plan for the City of Oxnard and all the elements thereof, shall cease to be of further force and effect, except for the Housing Element.

Passed and adopted this 9th day of October, 1990, by the following

vote:

AYES: Council Members: Furr, Johns, Lopez, Maron, and Takasugi
NOES: Council Members: None
ABSENT: Council Members: None


Nao Takasugi, Mayor

ATTEST: 
Mabi Pitsky, City Clerk

APPROVED AS TO FORM:

 10-9-90
Gary L. Gillig, City Attorney

EXHIBIT "C"
(Partial)

VII. AGRICULTURAL RESOURCES

Potential Effects

The significant or potentially significant effects of the Plan falling under the general category of "Agricultural Resources" are described in Section 4.7 and summarized in Section 2 of the EIR Text. The City Council finds that the development of the Plan would result in the conversion to urban uses of approximately 3,531 acres of agricultural land in the planning area, and may result in certain land use conflicts between agricultural land and adjacent uses.

Mitigation Measures

To mitigate the agricultural resources impacts of the Plan, the mitigation found in Section 4.7.3 on pages 4.7-16 through 4.17-19 of the EIR Text have been adopted and included as part of the Plan. Mitigation measures adopted to address land use impacts will also serve to mitigate agricultural resources impacts.

Findings

The incorporation of these mitigation measures into the Plan substantially lessens the agricultural resources impacts of

the Plan. The following facts are found to be true and were considered in making the above findings with respect to the mitigation of potential significant impacts:

A. The preservation of agricultural land is a central facet of the goals and policies of the Land Use Element. The goals and policies of the Land Use Element ensure that agriculture is maintained and preserved in appropriate parts of the planning area. Three policies will have a direct effect on the preservation of agriculture through the life of the Plan: 1) the creation of the land use designation "Agriculture" in the Land Use Element which identifies lands that will be held in permanent agriculture, and 2) the creation of the land use designation "Buffer" which separates agricultural and urban uses. The implementation and enforcement of a Land Use Element to guide development and land uses has long been recognized as the primary legal means to protect and promote certain land uses, particularly agricultural uses.

B. Similar protections for agriculture are found in the policies of the Open Space and Conservation Element, which seek to maintain agricultural preserve areas through the life of the Plan. The Growth Management Element also protects agriculture through policies to to expand greenbelt areas, to phase development and to preserve non-development areas through limitations in growth-inducing infrastructure. These additional policies in the Plan give further legal weight to the protection of valuable agricultural land in the planning area and constitute clear guidance to the City and to prospective developers that agricultural resources are to be appropriately protected.

C. The City's commitment to future creation and expansion of greenbelt agreements with the County of Ventura, City of San Buenaventura and the City of Camarillo will protect additional agricultural land in the northwest portion of the planning area as well as the area to the south of State Route 1.

D. The establishment of buffer areas between agricultural and other uses will minimize the impacts of pesticide spraying on residential uses and minimize the impacts of trespassing, vandalism, citizen complaints and other residential impacts on agriculture.

E. Nonetheless, even with the imposition and enforcement of these mitigation measures, certain agricultural resources impacts will be significant and unavoidable. In accordance with Sections 15091 and 15092 of the CEQA Guidelines, a statement of overriding considerations, given the remaining impacts, is made below. In that the EIR analysis concludes that the loss of 3,531 acres of agricultural land over the life of the Plan is a

significant, and unavoidable, adverse impact, the City finds that this impact is acceptable, due to the fact that economic, social and other considerations make infeasible further mitigation:

1. Since Oxnard is surrounded by prime agricultural land, any expansion of development areas necessarily involves agricultural lands. From a regional perspective, the conversion of 3,531 acres of agricultural land to urban use represents only about 2.6% of the 138,100 in harvested agricultural production within Ventura County. Such conversion will occur incrementally and will allow for appropriate infrastructure to accommodate new development. Approximately 1,000 acres of the 3,531 acres has already been committed to urbanization through prior City approvals. Only 198 of the 3,531 acres are in the areas outside the City's existing Sphere of Influence. The remainder of the acreage to be converted is in the existing Sphere of Influence and its conversion has been determined acceptable through previous LAFCO and City actions.

2. The Plan facilitates the construction of new schools in the northwest and eastern areas of the City, and will permit the relocation of Oxnard High School from its current hazardous location immediately adjacent to Oxnard Airport, which would not otherwise occur.

3. The Plan provides for the establishment of additional sites for mobile home parks which are necessary for the City to meet its obligation to supply adequate affordable low and moderate income housing. Development of these areas outside the Sphere is necessary because these sites are adjacent to established mobile home parks and existing facilities, whereas there are no suitable alternative locations.

~~VIII. Resources~~

~~The significant or potentially significant effects the General Plan falling under the category of "Earth Resources" are described in Section 4.8 and summarized in Section 2 of the EIR Text. In addition, effects on the soil resource as the result of development of certain agricultural areas are discussed in Section 4.7.2.3 of the EIR.~~

~~The City Council finds that there would be no significant impacts on geological structures or land use, and there will be little or no danger of impact from surface water in the planning area as the result of seismic activity. However,~~

LAFCO 03-03

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF OXNARD
REORGANIZATION – FIFTH AND PATTERSON, LLC;
ANNEXATION TO THE CITY OF OXNARD; DETACHMENT
FROM THE VENTURA COUNTY FIRE PROTECTION
DISTRICT; DETACHMENT FROM THE VENTURA
COUNTY RESOURCE CONSERVATION DISTRICT.**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on March 19, 2003, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, information satisfactory to this Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, there is insufficient non-prime agricultural or vacant land within the exiting boundaries of the City of Oxnard planned and developable for the same general type of use; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 19, 2003 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 03- 03 - CITY OF OXNARD REORGANIZATION –
FIFTH AND PATTERSON**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR 02-04) prepared by the City of Oxnard as lead agency, and makes a specific determination that the significant issues and proposed Mitigation Measures and Statement of Overriding Conditions as adopted by the lead agency adequately address the project and hereby adopts the lead agency's Findings of Impacts and Mitigation Measures for the project and Statement of Overriding Considerations for agricultural resources [Sections 15080, 15090, 15091, 15093, and 15096(g)(h)(i)].
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (8) **This annexation shall be recorded concurrent with LAFCO 03-04, Calleguas Municipal Water District Annexation – Fifth and Patterson LLC.**
- (9) The Commission determines that the project is in compliance with Government Code Section 56741 as the territory to be annexed is located within one county and is contiguous with the city boundaries of Oxnard.

- (10) The Commission waives the conducting authority's further proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was adopted on March 19, 2003.

AYES:

NOES:

ABSTAINS:

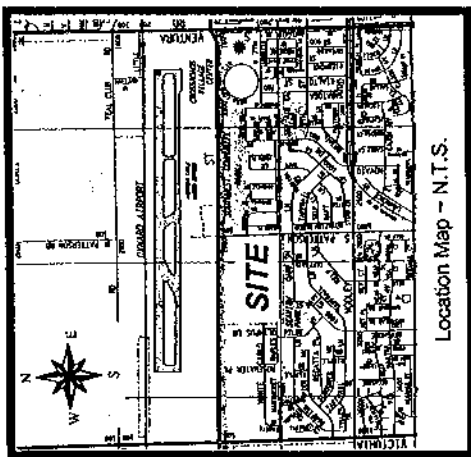
Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: City of Oxnard, Clerk
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura County Surveyor
Ventura County Planning

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Bill Lawford*

Date: 2/26/03

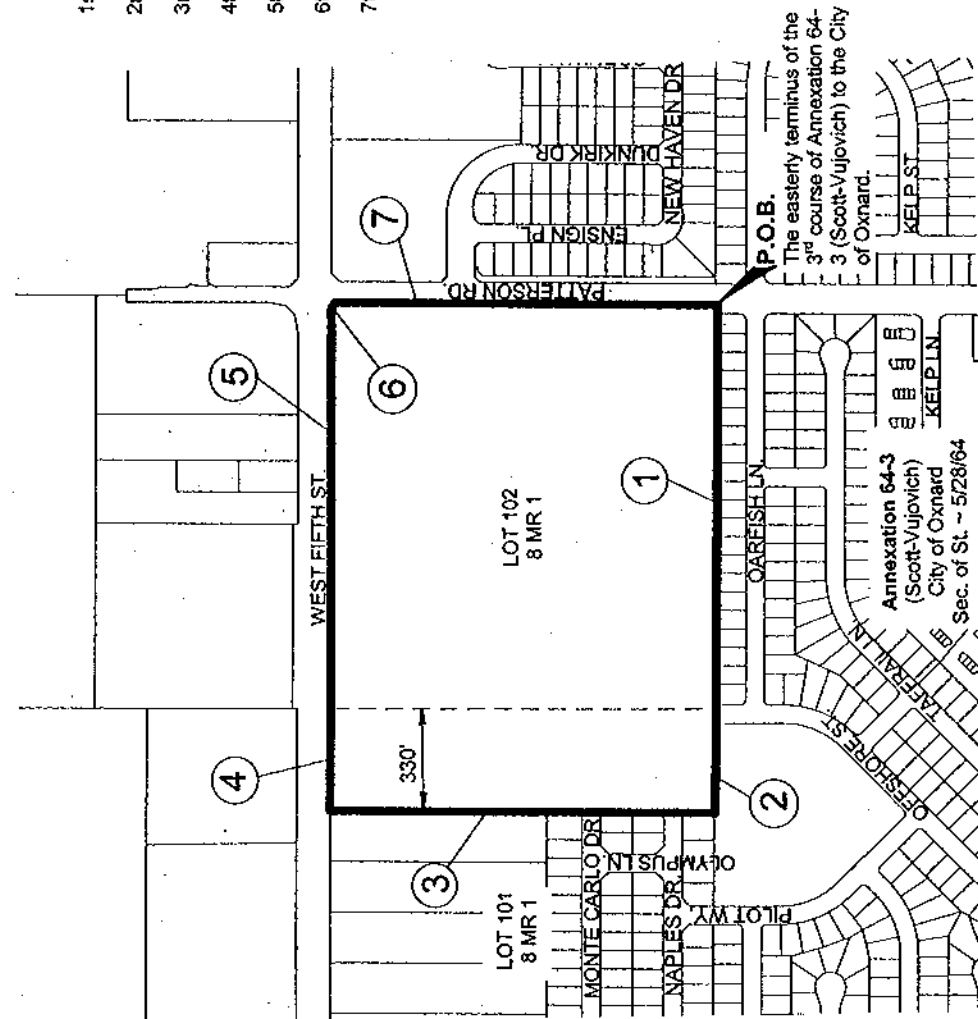


Prepared By:
Community Dynamics
8844 So. Sepulveda Boulevard
Los Angeles, CA 90045
(310) 568-2122

COURSES

- 1st - N 88°47'02" W 1330.09'
- 2nd - N 88°47'39" W 320.16'
- 3rd - N 01°12'01" E 1244.36'
- 4th - S 88°47'13" E 330.04'
- 5th - S 88°47'03" E 1295.35'
- 6th - R = 25.00'; L = 39.27"; D = 89°59'26"
- 7th - S 01°12'23" W 1219.33'

47.14 Acres



CITY OF OXNARD REORGANIZATION FIFTH & PATTERSON, LLC ANNEXATION TO THE CITY OF OXNARD AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

Those portions of Lots 101 and 102 of the Patterson Ranch Subdivision, in the County of Ventura, State of California, said lots are shown on the map of said Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records.

January 5, 2002 ~ Revised February 17, 2003

Sheet 1 of 1

Existing City of Oxnard Boundary
& Proposed Annexation Boundary



**CITY OF OXNARD REORGANIZATION
FIFTH & PATTERSON, LLC
ANNEXATION TO THE CITY OF OXNARD AND
DETACHMENT FROM THE VENTURA COUNTY FIRE
PROTECTION DISTRICT AND DETACHMENT FROM THE
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT**

Those portions of Lots 101 and 102 of the Patterson Ranch Subdivision, in the County of Ventura, State of California, said lots are shown on the map of said Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records, described as follows:

Beginning at the intersection of the south line of said Lot 102 and the west line of Patterson Road as said intersection is shown on said map of said Patterson Ranch Subdivision, said intersection also being the easterly terminus of the 3rd course of Annexation 64-3 (Scott-Vujovich) to the City of Oxnard as filed with the Secretary of State on May 28, 1964; thence, along the south lines of said Lots 101 and 102 by the following two courses and along the existing City of Oxnard boundary by the following seven courses:

- 1st - North 88°47'02" West 1330.09 feet; thence,
- 2nd - North 88°47'39" West 320.16 feet to a line that is parallel with and distant 330.00 feet westerly of the east line of said Lot 101; thence, along said parallel line,
- 3rd - North 01°12'01" East 1244.36 feet to the south line of West Fifth Street, 110.00 feet wide; thence, along said south line by the following three courses:
- 4th - South 88°47'13" East 330.04 feet; thence,
- 5th - South 88°47'03" East 1295.35 feet to the beginning of a curve concaved southwesterly and having a radius of 25.00 feet; thence, along said curve,
- 6th - Easterly, southeasterly, and southerly 39.27 feet through a central angle of 89°59'26" to said west line of said Patterson Road; thence, along said west line,
- 7th - South 01°12'23" West 1219.33 feet to the Point of Beginning and containing 47.14 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

C:\2002\02-01\02-01A LEGAL ~ 1/5/04 11:51 PM ~ REVISED 2/17/03

Certified by: *Zell Rawkins*
Date: *2/26/03*

LAFCO 03-04

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – FIFTH AND PATTERSON, LLC

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on March 19, 2003; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to the Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Ventura Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 19, 2003 is adopted.
- (2) Said annexation as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following short form designation:
**LAFCO 03-04 - CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION – FIFTH AND PATTERSON, LLC**
- (5) The boundaries of the affected territory are found to be definite and certain as approved.
- (6) The Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR 02-04) prepared by the City of Oxnard as lead agency, and makes a specific determination that the

significant issues and proposed Mitigation Measures and Statement of Overriding Considerations as adopted by the lead agency adequately address the project and hereby adopts the lead agency's Findings of Impacts and Mitigation Measures for the project and Statement of Overriding Considerations for agricultural resources as adopted by the lead agency [Sections 15080, 15090, 15091, 15093, and 15096(g)(h)(i)].

- (6) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (7) The proposal is subject to the following terms and conditions:
 - a. **This annexation shall be recorded concurrent with LAFCO 03-03, City of Oxnard – Fifth and Patterson, LLC.**
 - b. **This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.**
- (8) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was passed and adopted on March 19, 2003.

AYES:

NOES:

ABSTAINS:

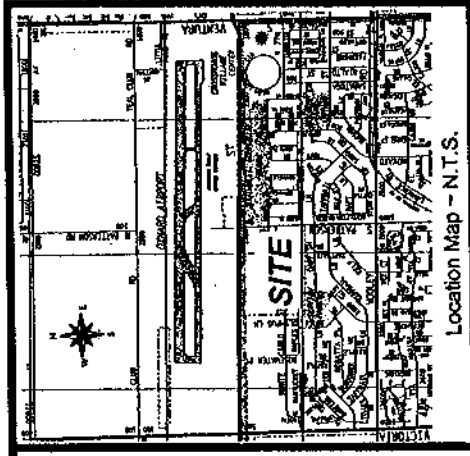
Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies:	Calleguas Municipal Water District	Ventura County Elections
	Ventura County Planning	Ventura County Surveyor
	Ventura County Assessor	Ventura County Auditor

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawls*

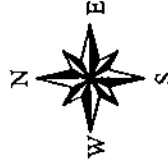
Date: 2/26/03



Prepared By:
Community Dynamics
2800 Twenty Eighth Street, Ste. 206
Santa Monica, CA 90405
(310) 396-7282

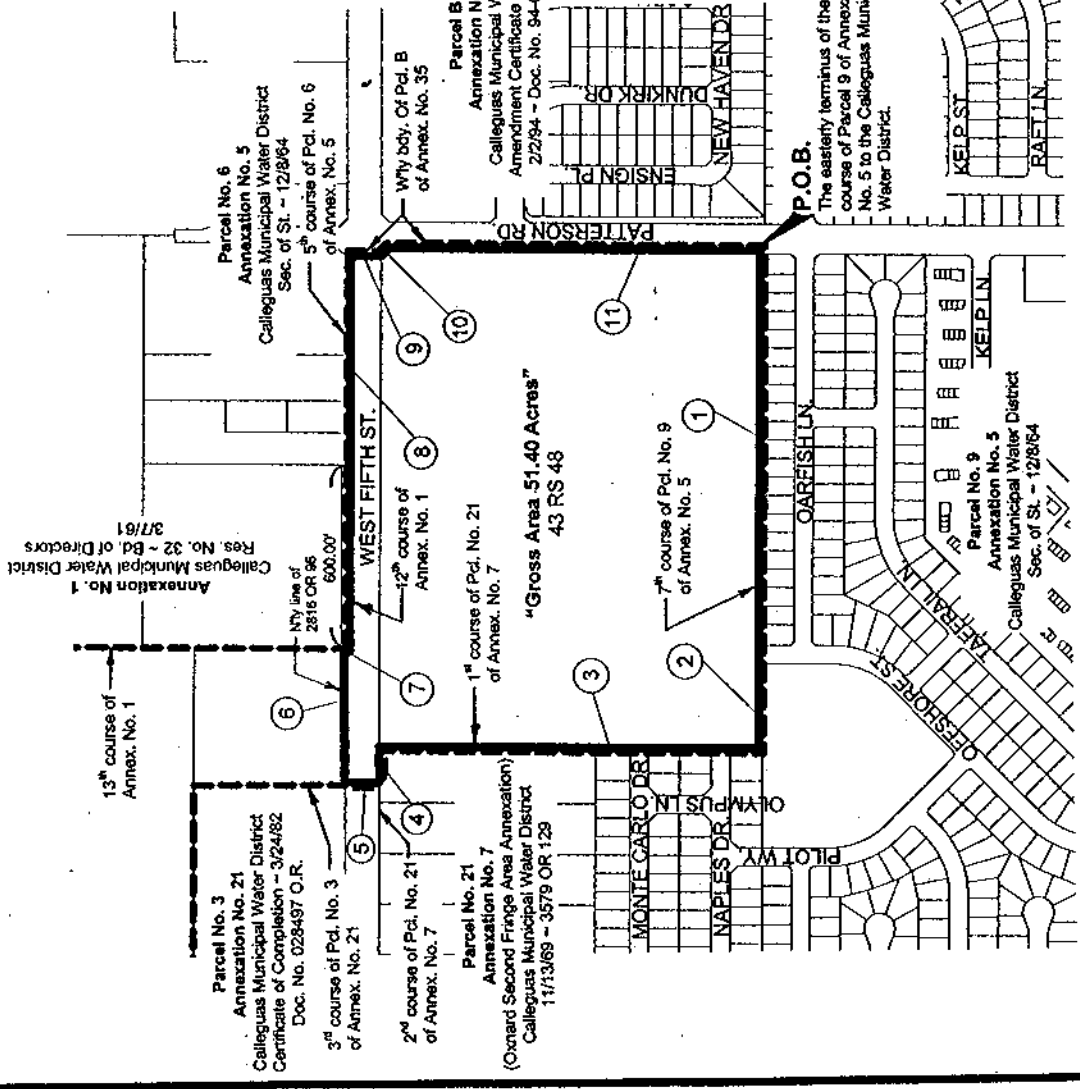
COURSES

1st -	N 88°47'02" W	1330.09'
2nd -	N 88°47'39" W	320.15'
3rd -	N 01°12'01" E	1244.36'
4th -	N 88°47'13" W	110.98'
5th -	N 01°13'14" E	110.00'
6th -	S 88°47'13" E	440.98'
7th -	S 01°13'14" W	4.00'
8th -	S 88°47'03" E	1295.38'
9th -	S 01°12'57" W	106.00' (RADIAL)
10th -	R = 25.00'; L = 39.27'; D = 89°59'26"	
11th -	S 01°12'23" W	1219.33'
51.40 Gross Acres		
4.26 Road Acres		
47.14 Net Acres		



CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION FIFTH & PATTERSON, LLC (ANNEXATION NO. 79)

Those portions of Lots 101, 102, 109 and 110, of the Patterson Ranch Subdivision, partially in the City of Oxnard and partially in the Unincorporated Territory, County of Ventura, State of California, said lots are shown on the map of said Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records.



Existing Calleguas Municipal Water District Boundary
Proposed Annexation Boundary

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
FIFTH & PATTERSON, LLC
(ANNEXATION NO. 79)**

Those portions of Lots 101, 102, 109 and 110, of the Patterson Ranch Subdivision, partially in the City of Oxnard and partially in the Unincorporated Territory, County of Ventura, State of California, said lots are shown on the map of said Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records, described as follows:

Beginning at the southeasterly corner of the "Gross Area 47.14 Acres" parcel shown on the map filed in the office of said County Recorder in Book 43, Page 48 of Records of Survey, said corner also being the easterly terminus of the 7th course of Parcel No. 9 of Annexation No. 5 to the Calleguas Municipal Water District as filed with the Secretary of State on December 8, 1964; thence, along the boundary of said "Gross Area 47.14 Acres" parcel by the following three courses and along said 7th course by the following two courses:

1st - North 88°47'02" West 1330.09 feet; thence,

2nd - North 88°47'39" West 320.16 feet to the 1st course of Parcel No. 21 of Annexation No. 7 (Oxnard Second Fringe Area Annexation) to the Calleguas Municipal Water District as recorded on November 13, 1969 in the office of said County Recorder in Book 3579, Page 129 of Official Records; thence, along the boundary of said Parcel No. 21 by the following two courses:

3rd - North 01°12'01" East 1244.36 feet; thence,

4th - North 88°47'13" West 110.98 feet to the 3rd course of Parcel No. 3 of Annexation No. 21 to the Calleguas Municipal Water District as shown in the Certificate of Completion recorded on March 24, 1982 in the office of said County Recorder as Document No. 028497 of Official Records; thence, along said 3rd course,

5th - North 01°13'14" East 110.00 feet to the north line of West Fifth Street as described in the Easement Deed recorded on June 29, 1965 in the office of said County Recorder in Book 2816, Page 96 of Official Records; thence, along said north line,

6th - South 88°47'13" East 440.98 feet to the 13th course of the Annexation No. 1 to the Calleguas Municipal Water District, as described in Resolution No. 32, of the Board of Directors of said Calleguas Municipal Water District, adopted March 7, 1961; thence, along the boundary of said Annexation No. 1 by the following two courses:

7th - South 01°13'14" West 4.00 feet; thence,

- 8th - South $88^{\circ}47'03''$ East 1295.38 feet, at 600.00 feet begins the 5th course of Parcel No. 6 of said Annexation No. 5, at 1295.38 feet the westerly boundary of Parcel B of Annexation No. 35 to the Calleguas Municipal Water District as shown in the Amendment to Previously Recorded Certificate of Completion recorded on February 2, 1994 in the office of said County Recorder as Document No. 94-018919 of Official Records; thence, along said westerly boundary of said Parcel B by the following three courses:
- 9th - South $01^{\circ}12'57''$ West 106.00 feet to the beginning of a nontangent curve concaved southwesterly, having a radius of 25.00 feet, and having a radial to said beginning of said curve bearing North $01^{\circ}12'57''$ East, said beginning of said curve also being in the boundary of said "Gross Area 47.14 Acres" parcel; thence, along the boundary of said "Gross Area 47.14 Acres" parcel by the following two courses:
- 10th - Easterly, southeasterly, and southerly along said curve 39.27 feet through a central angle of $89^{\circ}59'26''$; thence,
- 11th - South $01^{\circ}12'23''$ West 1219.33 feet to the Point of Beginning.

51.40 Gross Acres
-4.26 Road Acres
47.14 Net Acres

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Yell Rawkins*

Date: *2/26/03*